

# COCONINO COUNTY BOARD OF SUPERVISORS

## ORDINANCE NO. 2000 - 07

### AMENDING THE COUNTY ZONING ORDINANCE

WHEREAS, Arizona Revised Statutes Section 11-801, et seq., authorizes the Board of Supervisors to adopt a Zoning Ordinance for the County to protect the public health, safety, peace, comfort and general welfare; and

WHEREAS, the Board of Supervisors adopted the current Zoning Ordinance in August 1981 and has amended it periodically since then; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on April 25, 2000 and recommended to the Board that the amendments outlined in Case No. AM-00-1 be approved; and

WHEREAS, the Board of Supervisors has held a duly noticed public hearing on June 5, 2000;

NOW THEREFORE BE IT ORDAINED by the Coconino County Board of Supervisors that the Coconino County Zoning Ordinance is amended as set forth below. Deleted portions are lined through thus, ~~deleted~~, and added portions are underlined thus, added.

#### SECTION 7 ENFORCEMENT

7.C.3. Reinspection shall occur after the given deadline. If the violation still exists at this time, a second notice shall be given to the property owner/alleged violator. The second notice of violation shall set a final deadline for compliance not to exceed two (2) weeks. If the zoning enforcement officer is convinced an attempt is being made in the correction of the violation, an extension not to exceed thirty (30) days, may be granted.

#### 7.D.4. FINDING OF ~~RESPONSIBLE~~ RESPONSIBILITY / CIVIL SANCTIONS

7.D.4.e. The following guidelines shall be utilized when assessing penalties:

	USE TYPE	
	Agricultural/ Residential	Commercial/ Industrial
<hr/> MINIMUM PENALTY		
Initial	\$ 100	\$ 300
Non-compliance	\$ 200	\$ 600
Daily	\$ 20	\$ <del>30</del> <u>60</u>
Recurrence	\$ 300	\$ 500
MAXIMUM Cumulative Amount of Daily Penalty	\$1500	\$3000

NOTE: A maximum penalty of \$750 per day per violation is allowed in accordance with a Class 2 Misdemeanor (ARS § 11-808)

## SECTION 8 DEFINITIONS

ACCESSORY LIVING QUARTERS shall mean a portion of a single family dwelling, attached to the main dwelling ~~or partially attached~~, used by members of the family occupying the main dwelling or their nonpaying guests. Identifying characteristics include ~~separation by non-habitable space such as a patio or garage, or physical separation within the dwelling by outside entrance and interior walls~~ attachment by heated living space, or the sharing of a common wall. Accessory living quarters may not be separated from the main dwelling by patios, garages, carports, breezeways, or other similar separations.

BED AND BREAKFAST ESTABLISHMENT shall mean a portion of a single family dwelling in which one or two bedrooms are completely furnished guest rooms occupied, or intended to be occupied, on a nightly basis for compensation. See Section 14.3.

BUILDING HEIGHT shall mean the vertical distance from the average line of the highest point and lowest points of the preexisting natural grade of that portion of the lot covered by the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof.

Change definition of mobile home to:

MOBILE HOME shall mean a dwelling unit built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a residence. Does not include recreational vehicle, travel trailer, or manufactured home.

Change definition of manufactured home to:

MANUFACTURED HOME shall mean a dwelling unit built after June 15, 1976 to standards established by the U.S. Department of Housing and Urban Development (HUD) with a HUD seal affixed, and which is designed to be used as a year-round dwelling when connected to the required utilities. Does not include mobile home, travel trailer, or recreational vehicle.

Change definition of MOBILEHOME PARK and MOBILEHOME SPACE to MANUFACTURED HOME PARK and MANUFACTURED HOME SPACE.

## SECTION 9 GENERAL, AGRICULTURAL RESIDENTIAL, AND RURAL RESIDENTIAL ZONES

Change Section 9.1.A, page 9-2, to read as follows:

A.	<u>Residential Uses</u>	<u>G</u>	<u>AR</u>	<u>RR</u>
1.	Single family dwelling or modular home	P	P	P
2.	Manufactured home	P	P	-
3.	Mobile home	See section 9.3.A.3		
4.	Travel trailer (8' x 32' minimum size)	C	C	

9.1.B.2.a. A minimum of one (1) acre of land shall be required for the maintenance of such animals.

9.1.F.3.d. Travel trailers, manufactured homes and mobile homes are not allowed as guest houses or accessory living quarters.

9.3. The following property development standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective zones, except that any lot shown on an official subdivision map that was duly approved and recorded, or any lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this ordinance may be used as a building site; excepting therefrom any lot having an area of less than 6,000 square feet. For access purposes each building site shall have a minimum 30 foot wide easement or right-of-way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each easement over 150 feet in length. No fences or other obstructions shall be placed in the easement area except with written permission of all other property owners served by the easement. For any parcel of land created after January 3, 1995, an access road to the parcel must be provided prior to the delivery of any combustible building materials. Said access road must be constructed to the standards found in Ordinance Number 95-1, the Ordinance for Road Standards.

#### 9.3.A Special Requirements

Add new Paragraphs 9.3.A.3 and 9.3.A.4, page 9-6:

3. In the G and AR Zones, the establishment of a pre-HUD mobile home may be permitted subject to the rehabilitation of that unit in accordance with the Arizona Office of Manufactured Housing administrative rules and subject to an insignia of approval having been placed by the state on the home. Mobile homes shall not be relocated and placed on-site prior to renovation and rehabilitation as provided for in this ordinance.
4. A travel trailer or fifth wheel trailer, but not a recreational vehicle, may be established as a permanent residence in the G or AR Zones, subject to the granting of a conditional use permit. Establishment shall require the installation of a permanent wastewater disposal system and connection to appropriate utilities. Establishment shall require a county building permit.

Renumber Paragraphs 9.3.A.3, 9.3.A.4, and 9.3.A.5 as 9.3.A.5, 9.3.A.6, and 9.3.A.7 respectively and amend the new Paragraph 9.3.A.5 as follows:

9.3.A.5. In the G, AR, and RR Zones, one recreational vehicle or travel trailer per lot or parcel may be used for temporary residency not to exceed ~~90~~ 100 days per year provided the lot or parcel is not already occupied by a dwelling. A temporary use permit shall be obtained prior to establishing said temporary residence, and the travel trailer or recreational vehicle must be removed from the parcel upon the expiration of the temporary use permit. Approval may be subject to conditions.

9.3.A.7. A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration or change in use of any building or other structure.

9.4.C. In all G, AR, and RR Zones, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, auto parts, tires, secondhand building material, pipe, drums, appliances, household furniture, household refuse, unlicensed travel trailers or utility trailers, etc., shall be permitted subject to the following conditions:

9.4.C.2. On any lot or parcel of land, all outdoor storage shall be located to the rear of the property and screened from neighboring properties and roadways by a wall, ~~or~~ non-transparent fencing, landscaping, or other structure. ~~Said~~ Any wall or fencing shall not exceed six (6) feet in height. Stored secondhand materials, vehicles, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. ~~The provision~~ provisions of this paragraph shall not be construed to restrict the storage of firewood maintained for personal use by the occupant of the premises.

9.4.C.3. All permitted screened outdoor storage areas shall meet the minimum required building setbacks as prescribed by this ~~Ordinance~~ Section.

9.4.C.4. Screened outdoor storage areas shall not be permitted on any parcel unless there is a dwelling on the parcel.

9.6.A.5. The use of mobile homes, semi trailers, railroad cars, shipping containers, travel trailers, camper shells or similar units as accessory structures is prohibited.

9.6.C.3. A detached accessory structure which exceeds 15 feet in height, or 600 square feet in area, shall maintain the same minimum side and rear setbacks as required for the main dwelling.

9.6.C.6. Although not requiring a building permit, accessory structures with less than 120 square feet of roof area must meet the above minimum setbacks.

9.6.D.1. Steps, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six feet into any required front, street side or rear yard area, nor into any required side yard area more than one half (1/2) of said required side yard. Greater overhangs or projections may be permitted when it is demonstrated that such additional overhangs or projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.

9.7.A. In any required front or street side yard, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required front or street side yard to a maximum height of six feet.

9.7.B. A wall or solid fence not more than six feet in height, as measured from the highest adjacent grade, may be maintained along the interior side or rear lot lines provided that such wall or fence does not extend into a required front or street side yard. Extensions of walls or solid fences into required front or street side yards may not exceed three (3) feet in height.

Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.

- 9.7.F Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a building permit.

## SECTION 10 RESIDENTIAL ZONES

### RS-18,000 - Residential Single Family Zone

This zone is intended for low density single family residential development on minimum lot sizes of 18,000 square feet and at maximum densities of 2.0 dwelling units per acre. Only those additional uses are permitted that are complimentary to, and can exist in harmony with, a suburban residential neighborhood.

### RS-36,000 - Residential Single Family Zone

This zone is intended for very low density single family residential development on minimum lot sizes of 36,000 square feet and at maximum densities of 1.0 dwelling units per acre. Only those additional uses are permitted that are complimentary to, and can exist in harmony with, a suburban residential neighborhood.

- 10.1.I.B.6. Soil and water conservation projects (not including ~~water~~ stock watering tanks)

- 10.1.I.C.1. Day Care Center

- 10.1.I.D.2. Cottage industries subject to the provisions of  
Section 14.3.

RS-36,000  
C

- 10.1.I.E.3.a. Attached living quarters are permitted regardless of parcel size. Detached guest houses are permitted only on parcels of 2 acres or larger.

## 10.2

The following property development standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential zones, except that, any lot shown on an official subdivision map that was duly approved and recorded; or any lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this Ordinance, may be used as a building site; excepting therefrom any lot having an area of less than 4,000 square feet. For access purposes each building site shall have a minimum 30 foot wide easement or right-of-way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each easement over 150 feet in length. No fences or other obstructions shall be placed in the easement area except with written permission of all other property owners served by the easement. For any parcel of land created after January 3, 1995, an access road to the parcel must be provided prior to the delivery of any combustible building materials. Said access road must be constructed to the standards found in Ordinance Number 95-1, the Ordinance for Road Standards.

10.2.A.5. In any multiple family residential zone, a mobile, manufactured, or modular home may not be used as a main or guest dwelling or accessory living quarters, except in remote areas on parcels larger than 2 acres where one mobile, manufactured or modular home may be allowed with the granting of a conditional use permit. If the property is later developed with multiple family residential housing, the mobile, manufactured or modular home shall be removed.

10.2.A.6 A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration of change in use of any building or other structure.

10.2.B. All setbacks shall be measured from property lines. In situations where an access easement is located along a property line, the setback shall be measured from the interior edge of the access easement line. Where an access easement bisects any parcel of land, said easement shall be considered a street for setback purposes and street side yard setbacks shall apply.

10.3.C. In all RS and RM Zones, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, auto parts, tires, secondhand building materials, pipe, drums, appliances, household furniture, household refuse, unlicensed travel trailers or utility trailers, etc. shall be subject to the following conditions:

10.3.C.2. On any lot or parcel of land, all outdoor storage shall be located to the rear of the property and screened from neighboring properties and roadways by a wall, ~~or non-transparent fencing, landscaping, or other structure.~~ Said Any wall or fencing shall not exceed six (6) feet in height. Stored secondhand materials, vehicles, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. The ~~provision~~ provisions of this paragraph shall not be construed to restrict the storage of firewood maintained for personal use by the occupant of the premises.

10.3.C.3. All permitted screened outdoor storage areas shall meet the minimum required building setbacks as prescribed by this ~~Ordinance~~ Section.

10.3.D. Required front and street side yards shall not be used for parking or storage of any motor vehicle or vehicle accessory such as camper shells, trailers, motor bikes, or other wheeled accessory or convenience, except that operable motor vehicles may be parked upon the driveway or access way to the garage or carport. One motor vehicle or travel trailer for sale may be parked on or adjacent to the driveway but not elsewhere in the front or street side setback areas.

10.5.C.3. A detached accessory structure which exceeds 15 feet in height, or 600 square feet in area, shall maintain the same minimum side and rear setbacks as required for the main building.

10.5.C.5. Although not requiring a building permit, accessory structures with less than 120 square feet of roof area must meet the above minimum setbacks.

10.5.C.10. The use of mobile homes, semi trailers, railroad cars, shipping containers, travel trailers, camper shells, or similar units as accessory structures is prohibited.

10.5.D.1. Steps, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six feet into any required front, street side or rear yard area, nor into any required side yard area more than one-half (½) of said required side yard. Greater projections may be permitted when it is demonstrated that such additional projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.

10.5.D.4.a. Towers shall not project more than 65 feet above grade; establishment of towers above this limit but less than 100 feet in height may be permitted only through the Variance procedure set forth in Section 19. The height of extension antennas shall be determined in ~~its~~ their cranked-down position and shall remain in said position except during use.

10.6.A. In any required front or street side yard, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required front or street side yard to a maximum height of six feet.

10.6.B. A wall or solid fence not more than six feet in height, as measured from the highest adjacent grade, may be maintained along the interior side or rear lot lines provided that such wall or fence does not extend into a required front or street side yard. Extensions of walls or solid fences into required front or street side yards may not exceed three (3) feet in height. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.

10.6.C. Walls or fences exceeding six feet in height may be permitted only through the Variance procedure set forth in Section 19 and subject to the granting of a building permit.

10.6.D. A wall or fence adjacent to a driveway providing vehicular access to an abutting lot shall not exceed three feet in height within fifteen feet of the intersection of said driveway and the street right-of-way so as not to obstruct visibility.

~~10.6.C~~ E. The provisions of this section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.

10.6.F. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a building permit.

10.7.B.6. Such other information as may be determined by the Director of Community Development.

10.7.D.2. A minimum of two covered parking spaces shall be provided for each dwelling unit. An additional parking space for guests shall be provided for each two dwelling units. Guest parking spaces may be open. For new developments, off-street parking spaces shall be located on the same lot as the condominium unit or shall be constructed as an integral part of the condominium unit.

## SECTION 11 COMMERCIAL ZONES

11.0.E. To protect residential and other commercial properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to commercial uses.

	CN-2A	CG-10,000	CH-10,000
11.1.B.40. Canopies over gasoline pumps, etc.	C	C	C
11.1.B.41. Solid waste hauler's yard	C	C	- C

11.2. The following property development standards shall apply to all land and buildings permitted in their respective commercial zones, except that, any lot shown on an official subdivision map that was duly recorded, or any lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this ordinance, may be used as a building site. For access purposes each building site shall have a minimum 30 foot wide easement or right-of-way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each easement over 150 feet in length. No fences or other obstructions shall be placed in the easement area except with written permission of all other property owners served by the easement. For any parcel of land created after January 3, 1995, an access road to the parcel must be provided prior to the delivery of any combustible building materials. Said access road must be constructed to the standards found in Ordinance Number 95-1, the Ordinance for Road Standards.

11.2.B.6. Side yard-interior and rear yard, in feet, adjacent to G, AR, RR, ~~or~~ RS or RM Zones

11.3.C. Where a commercial or office use abuts property in any G, AR, RR, ~~or~~ RS or RM Zone, a masonry wall six (6) feet in height as measured from the highest adjacent grade shall be erected and maintained between such uses and the residential zone. Alternatives to masonry, including double-sided solid wood fencing, stuccoed wood frame walls, native stone or rock veneered walls or an adequate vegetative buffer, may be approved by the Director of Community Development or the Planning and Zoning Commission.

11.3.D. Wherever off-street parking areas are situated across the street from property in a G, AR, RR, ~~or~~ RS or RM Zone, a masonry wall or berm three feet in height shall be erected between the required landscaped area and the parking area to adequately screen said parking areas from the residential properties.

11.3.G. Trash receptacles enclosed with solid masonry walls and with gates shall be provided for each commercial use. Said receptacles shall be set back a minimum of 20 feet from any G, AR, RR, ~~or~~ RS or RM Zone boundary and shall be maintained in a neat and sanitary condition in order to safeguard the health, safety and general welfare of adjacent properties subject to the approval of the Director of Community Development.

11.3.N. A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration of change in use of any building or other structure.

11.3.O. The outdoor storage of any items, including but not limited to items for sale, unlicensed and/or inoperable vehicles, travel trailers, boats, recreational vehicles, or secondhand



materials is prohibited, unless a conditional use permit is approved by the Planning and Zoning Commission for said outdoor storage.

11.5.E. The use of mobile homes, semi-trailers, boxcars, railroad cars, or shipping containers, travel trailers, camper shells, or similar units shall not be permitted as accessory structures is prohibited.

11.5.F. For the purpose of this Section, swimming pools shall be considered to be a detached structure. Swimming pools including all accessory or appurtenant structures and equipment shall maintain a minimum setback of five feet from all property lines and buildings. As a precaution against unauthorized use, swimming pools shall be enclosed by a wall or fence not less than 5 feet in height to the specifications of the Department of Community Development.

11.6.A. In any required front or street side yard area, an opaque or solid wall or fence shall not exceed three (3) feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required front or street side yard area to a maximum height of six (6) feet.

~~B. In any required rear or interior side yard area, a wall or fence shall not exceed six (6) feet in height as measured from the highest grade.~~

11.6.B. A wall or solid fence not more than six feet in height, as measured from the highest adjacent grade, may be maintained along the interior side or rear lot lines provided that such wall or fence does not extend into a required front or street side yard. Extensions of walls or solid fences into required front or street side yards may not exceed three (3) feet in height. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.

11.6.C. Walls or fences exceeding six feet in height may be permitted only through the Variance procedure set forth in Section 19 and subject to the granting of a building permit.

11.6.C D. A wall or fence adjacent to a driveway providing vehicular access to an abutting lot shall not exceed three (3) feet in height within fifteen (15) feet of the intersection of said driveway and the street right-of-way so as not to obstruct visibility.

11.6.D E. The provisions of this Section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.

11.7.E F. Barbed wire, electrical fences, glass or other similar hazardous objects on top of walls and fences in commercial zones may be permitted subject to the approval of the Director of Community Development or the Planning and Zoning Commission.

11.7.G. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a building permit.

## SECTION 12 INDUSTRIAL ZONES

	MP-20,000	M-1-10,000	M-2-6,000
12.1.C.27. Solid waste hauler's yards	-	C	C

12.2 The following property development standards shall apply to all land and buildings permitted in their respective industrial zones, except that, any lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this Ordinance, may be used as a building site. For access purposes each building site shall have a minimum 30 foot wide easement or right-of-way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each easement over 150 feet in length. No fences or other obstructions shall be placed in the easement area except with written permission of all other property owners served by the easement. For any parcel of land created after January 3, 1995, an access road to the parcel must be provided prior to the delivery of any combustible building materials. Said access road must be constructed to the standards found in Ordinance Number 95-1, the Ordinance for Road Standards.

12.3.A. In all industrial zones, required front and street side yards shall be landscaped to a depth of not less than ten feet. Remaining front and street side yard areas or setbacks may be used for required off-street parking.

12.3.C. Trash receptacles enclosed with solid masonry walls and with gates shall be provided for each industrial use. Said receptacles shall be set back a minimum of 20 feet from any ~~agricultural residential or residential zone~~ G, AR, RR, RS or RM Zone boundary and shall be maintained in a neat and sanitary condition in order to safeguard the health, safety and general welfare of adjacent properties, subject to the approval of the Director of Community Development.

12.3.D. All mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a building. Facilities for the operation of solar or other alternate energy systems may be exempted from this requirement subject to the approval of the Director of Community Development.

12.3.Q. A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration or change in use of any building or other structure.

12.3.R. The outdoor storage of any items, including but not limited to items for sale, unlicensed and/or inoperable vehicles, travel trailers, boats, recreational vehicles, or secondhand materials is prohibited, unless a conditional use permit is approved by the Planning and Zoning Commission for said outdoor storage.

12.6.A. In any required front or street side yard area, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required front or street side yard area to a maximum height of six feet.

~~B. In any required rear or interior side yard area, a wall or fence shall not exceed six feet in height as measured from the highest adjacent grade.~~

12.6.B. A wall or solid fence not more than six feet in height, as measured from the highest adjacent grade, may be maintained along the interior side or rear lot lines provided that such wall or fence does not extend into a required front or street side yard. Extensions of walls or solid fences into required front or street side yards may not exceed three (3) feet in height. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.

~~C. Walls or fences exceeding six feet in height may be permitted only through the Variance procedure set forth in Section 10 and subject to the granting of a building permit.~~

12.6.C D. A wall or fence adjacent to a driveway providing vehicular access to an abutting lot shall not exceed three feet in height within 15 feet of the intersection of said driveway and the street right-of-way so as not to obstruct visibility.

12.6.D E. The provisions of this section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.

12.6.E F. Barbed wire, electrical fences, broken glass or other similar hazardous objects on top of walls and fences in Industrial Zones may be permitted subject to the approval of the Director of Community Development.

12.6.G. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a building permit.

SECTION 13.0: The listed Special Purpose Zones are amended as follows:

“13.1 MHP ~~Mobile~~ Manufactured Home Park 13-2”

#### SECTION 13.1 ~~MOBILE~~ MANUFACTURED HOME PARK ZONE

13.1-4.A.1. Mobile Home or Manufactured Home P

13.1-4.B.1. ~~Day nurseries and nursery schools~~ Pre-schools. C

13.1-4.B.7. Day care centers. P

Add new Section 13.1-6.M as follows:

M. Mobile Homes. The establishment of a pre-HUD mobile home may be permitted subject to the rehabilitation of that unit in accordance with the Arizona Office of Manufactured Housing administrative rules and subject to an insignia of approval having been placed by the state on the home. Mobile homes shall not be relocated and placed on site prior to renovation and rehabilitation as provided for in this ordinance.

13.1-7.B. Required front and street side yards shall be landscaped except for necessary walks, drives and fences. Said required front and street side yards shall not be used for the parking or storage of any motor vehicle or vehicle accessory such as camper shells, trailers, motor bikes, or

other wheeled accessory or convenience, except that operable motor vehicles may be parked upon the driveway or access way to the garage or carport. One motor vehicle or travel trailer for sale may be parked on or adjacent to the driveway but not elsewhere in the front or street side setback areas.

13.1-7.D. A maximum area of 200 square feet may be used on any one lot or mobile home space for the outdoor storage of any used or secondhand materials, including but not limited to lumber, inoperable or unlicensed vehicles, auto parts, household appliances, pipe, drums, machinery or furniture, unlicensed travel trailers or utility trailers; provided, however, that such outdoor storage shall be located to the rear of the main dwelling and screened from surrounding properties and streets by a wall, non-transparent fence, landscaping or structure ~~from surrounding properties and streets and shall be located to the rear of the main dwelling or structure.~~ Any wall or fencing shall not exceed six (6) feet in height. Stored secondhand materials, vehicles, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. All permitted screened outdoor storage areas shall meet the minimum required building setbacks as prescribed by this Section. The provisions of this paragraph shall not be so construed as to restrict the storage of firewood maintained for fuel purposes and use by the occupant of the premises.

13.1-7.I. In the MHP Zone, one recreational vehicle or travel trailer per lot or parcel may be used for temporary residency not to exceed ~~90~~ 100 days per year provided that the lot or parcel is not already occupied by a dwelling or other residential structure. A temporary use permit shall be obtained prior to establishing said temporary residence, and the travel trailer or recreational vehicle must be removed from the parcel upon the expiration of the temporary use permit. Approval may be subject to conditions.

13.1-7.J A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration or change in use of any building or other structure.

13.1-8.C.2. A detached accessory structure which does not exceed 15 feet in height or 600 square feet in area may be located within an interior side yard or rear yard; provided, however, that such structure shall not be located closer than five feet to an interior side or rear lot line unless said structure meets 1 hour fire wall construction as specified in the Uniform Building Code.

13.1-8.C.3. A detached accessory structure which exceeds 15 feet in height, or 600 square feet in area, shall maintain the same minimum side and rear setbacks as required for the main dwelling.

13.1-8.C.7. The use of mobile homes, semi trailers, railroad cars, shipping containers, travel trailers, camper shells or similar units as accessory structures is prohibited.

13.1-8.C.8. Bathroom facilities shall be limited to one (1) sink and one (1) toilet.

13.1-8.C.9. No kitchen facilities or wet bars shall be permitted.

13.1-8.D.1. Steps, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six feet into any required front, street side or rear yard area, nor into any required side yard area more than one-half (1/2) of said required side yard. Greater projections may be permitted when it is demonstrated that such additional projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.

13.1-8.D.3. For the purpose of this Section, swimming pools shall be considered to be a detached structure. Swimming pools, including all accessory or appurtenant structures and equipment, shall maintain a minimum setback of five feet from all property lines and buildings. As a precaution against unauthorized use, swimming pools shall be enclosed by a wall or fence not less than 5 feet in height to the specifications of the Department of Community Development.

13.1-9.A. In any required front or street side yard, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences which are at least 50% transparent, may be established in any required front or street side yard to a maximum height of six feet.

13.1-9.B. A wall or solid fence not more than six feet in height, as measured from the highest adjacent grade, may be maintained along the interior side or rear lot lines; provided, that such wall or fence does not extend into a required front or street side yard. Extensions of walls or solid fences into required front or street side yards may not exceed three (3) feet in height. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.

13.1-9.C. Walls or fences exceeding six feet in height may be permitted only through the Variance procedure set forth in Section 19 and subject to the granting of a building permit.

13.1-9.C D. A wall or fence adjacent to a driveway providing vehicular access to an abutting lot shall not exceed three feet in height within fifteen feet of the intersection of said driveway and the street right-of-way so as not to obstruct visibility.

13.1-9.D E. The provisions of this Section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.

13.1-9.F. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a building permit.

13.1-12. Prior to the development of the mobile home park, the development plans and maps submitted with the application for a Mobile Home Park shall be approved and adopted by the Board of Supervisors.

## SECTION 13.2 PLANNED RESIDENTIAL DEVELOPMENT ZONE

13.2-2.H. Day care centers.

13.2-2.I. Keeping of horses and other farm-type animals shall be permitted subject to the provisions of Sections 10.1.I.B.3 and 10.2.A.5.

13.2-2.J. Home occupations subject to the provisions of Section 14.2.

13.2-2.K Cottage industries subject to the granting of a conditional use permit and the provisions of Section 14.3.

13.2-3.G. If development is to be accomplished in stages, the development plan shall coordinate improvement of the open space, the construction of buildings, structures and improvements in such open space, and the construction of dwelling units in order that each development stage achieves a proportionate share of the total open space ~~and environmental quality~~ of the total planned development.

13.2-3.J. No garage or carport having straight-in access from a public or private street shall be located closer than twenty-five feet from the nearest edge of the sidewalk of such street, or, where no sidewalk exists, from the nearest edge of the street right-of-way or road easement, unless automatic garage door openers are ~~to be~~ provided in the case of a garage; but in no case shall a garage or carport be located closer than five feet.

13.2-3.P. A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration of change in use of any building or other structure.

### SECTION 13.3 PLANNED COMMUNITY ZONE

#### Section 13.3-9: Building Permits

A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration of change in use of any building or other structure.

### SECTION 13.5 OPEN SPACE ZONE

13.5-2.A.1a 1. Farms or ranches for orchards, tree crops, field crops, berry and bush crops, truck gardening, flower gardening and the growing of nursery plants. P

13.5-2.A.1b 2. The retail sale of products raised on the premises. C

13.5-2.A.2 3. Raising of horses, sheep, goats, or cattle; provided, that no animal shall be kept on a site of less than one acre. No more than two such animals may be kept for each acre of land. P

13.5-2.A.3 4. Keeping of animals except as prescribed in A.2 of this Section. C

### SECTION 13.6 FLOODPLAIN MANAGEMENT OVERLAY ZONE

13.6-4.B.5. All other uses permitted in the underlying zone with which the FPM Zone is combined except that single family residences in the G, AR, RR and RS Zones shall be permitted subject to compliance with these regulations.

## SECTION 13.7 RESORT COMMERCIAL ZONE

### Section 13.7-7: Building Permits

A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration of change in use of any building or other structure.

## SECTION 13.8 PARKING ZONE

13.8-3.D. Wherever off-street parking lots abut property in any general, agricultural residential, rural residential, or residential zone, a masonry wall six feet in height as measured from the highest adjacent grade and screen landscaping shall be erected and maintained between the parking lot and said zones.

13.8-3.E. Wherever off-street parking lots are situated across the street from property in any general, agricultural residential, rural residential, or residential zone, a masonry wall or berm three feet in height shall be erected and maintained between the parking lot and the required front yard setback area.

13.8-3.G. A parking garage or structure shall maintain a minimum setback of five feet from any property in a general, agricultural residential, rural residential, or residential zone.

## SECTION 13.9 MINERAL RESOURCE ZONE

13.9-3.A. When a MR Zone abuts or is situated across the street from property in any ~~agricultural residential or residential zone~~, G, AR, RR, RS or RM Zone, a minimum building setback of 100 feet shall be required from such residential zone; provided, however, that the 20 feet of said setback nearest the street or zone boundary line shall be landscaped and the remainder may be used for off-street parking purposes as provided in Section 15. A three foot high wall, fence or berm shall be constructed in back of the landscaped area along street setbacks; along all other lot lines adjacent to ~~residential zones~~, G, AR, RR, RS or RM Zones, a six foot high wall or fence as measured from the highest adjacent grade and screen landscaping shall be erected and maintained.

13.9-3.C. A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration of change in use of any building or other structure.

13.9-4.A. Trash receptacles enclosed with solid masonry walls and with gates shall be provided for each industrial use. Said receptacles shall be set back a minimum of 20 feet from any ~~residential zone~~ G, AR, RR, RS or RM Zone boundary and shall be maintained in a neat and sanitary condition in order to safeguard the health, safety and general welfare of adjacent properties, subject to the approval of the Director of Community Development.

13.9-4.D. Fire and Explosive Hazards. All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety and fire fighting devices to the specifications of the ~~County~~ State Fire Marshal. All incineration is prohibited.

## SECTION 13.10 DESIGN REVIEW OVERLAY ZONE

13.10-2.C. All development or redevelopment described in Subsection A above, including buildings, structures, signs, landscaping, site layout and use relationships, to be located within the Design Review Overlay Zone shall be first approved under the provisions of this Section by the Planning and Zoning Commission prior to the letting of permits for and/or initiation of such development. Redevelopment shall include, but not be limited to, any remodeling or change in the appearance of the exterior of any structure, or the appearance of any site.

13.10-3. Any proponent, agent or sponsor of development or redevelopment to be located in the Design Review Overlay Zone shall first file a Design Review application for consideration by the Commission. Said application shall contain the following:

#### SECTION 13.11 RMH-RESIDENTIAL AND ~~MOBILE~~ MANUFACTURED HOME ZONE

13.11.1 In addition to the objectives outlined in Section 1 (Purpose and Scope), the RMH-Residential and ~~Mobile~~ Manufactured Home Zone is intended to provide and identify residential areas and developments where either conventionally constructed single family residences or mobile homes may be located within the same subdivision and thereby provide for opportunity for a greater range of housing styles for existing and future residents.

13.11-2.A.2. ~~Mobile~~ Manufactured or modular homes P

13.11-2.C.1. ~~Day nurseries and nursery schools~~ Pre-schools C

13.11-2.C.9. Day care centers P

13.11-3. The following property development standards shall apply to all land and buildings, other than accessory buildings, except that any lot shown on an official subdivision map duly approved and recorded, or any lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this Ordinance, may be used as a building site; excepting therefrom any lot having an area of less than 4,000 square feet. For access purposes each building site shall have a minimum 30 foot wide easement or right-of-way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each easement over 150 feet in length. No fences or other obstructions shall be placed in the easement area except with written permission of all other property owners served by the easement. For any parcel of land created after January 3, 1995, an access road to the parcel must be provided prior to the delivery of any combustible building materials. Said access road must be constructed to the standards found in Ordinance Number 95-1, the Ordinance for Road Standards.

13.11-3.A:

Add new Paragraphs 13.11-3.A.4 and 13.11-3.A.5 as follows:

4. The establishment of a pre-HUD mobile home may be permitted subject to the rehabilitation of that unit in accordance with the Arizona Office of Manufactured Housing administrative rules and subject to an insignia of approval having been placed by the state on the home.



Mobile homes shall not be relocated and placed on site prior to renovation and rehabilitation as provided for in this ordinance.

5. A building permit, as required by the Building Code, shall be obtained prior to the construction, reconstruction, alteration or change in use of any building or other structure.

13.11-4.B. Required front and street side yards shall be landscaped except for necessary walks, drives and fences. Said required front and street side yards shall not be used for the parking or storage of any motor vehicle or vehicle accessory such as camper shells, trailers, motor bikes, or other wheeled accessory or convenience, except that operable motor vehicles may be parked upon the driveway or access way to the garage or carport. One motor vehicle or travel trailer for sale may be parked on or adjacent to the driveway but not elsewhere in the front or street side setback areas.

13.11-4.D. A maximum area of 200 square feet may be used on any one lot or parcel for the outdoor storage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture, ~~unlicensed travel trailers or utility trailers~~; provided, however, that such outdoor storage shall be located to the rear of the main dwelling and screened from surrounding properties and streets by a wall, non-transparent fence, landscaping or structure ~~from surrounding properties and streets and shall be located to the rear of the main dwelling or structure~~. Any wall or fencing shall not exceed six (6) feet in height. Stored secondhand materials, vehicles, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. All permitted screened outdoor storage areas shall meet the minimum required building setbacks as prescribed by this Section. The provisions of this paragraph shall not be so construed as to restrict the storage of firewood maintained for fuel purposes and use by the occupant of the premises.

13.11-6.C.7. The use of mobile homes, semi trailers, railroad cars, shipping containers, travel trailers, camper shells, or similar units as accessory structures is prohibited.

13.11-6.D.1. Steps, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six feet into any required front, street side or rear yard area, nor into any required side yard area more than one-half (½) of said required side yard. Greater projections may be permitted when it is demonstrated that such additional projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.

13.11-6.D.3. For the purpose of this Section, swimming pools shall be considered to be a detached structure. Swimming pools including all accessory or appurtenant structures and equipment shall maintain a minimum setback of five feet from all property lines and buildings. As a precaution against unauthorized use, swimming pools shall be enclosed by a wall or fence not less than 5 feet in height to the specifications of the Department of Community Development.

13.11-7.A. In any required front or street side yard, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required front or street side yard area to a maximum height of six feet.

13.11-7.B. A wall or fence not more than six feet in height, as measured from the highest adjacent grade, may be maintained along the interior side or rear lot lines; provided, that such wall or fence does not extend into a required front yard or street side yard. Extensions of walls or fences into required front or street side yards may not exceed three (3) feet in height. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.

13.11-7.C. Walls or fences exceeding six feet in height may be permitted only through the Variance procedure set forth in Section 19 and subject to the granting of a building permit.

13.11-7.~~C~~ D. A wall or fence adjacent to a driveway providing vehicular access to an abutting lot shall not exceed three feet in height within fifteen feet of the intersection of said driveway and the street right-of-way so as not to obstruct visibility.

13.11-7.~~D~~ E. The provisions of this Section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.

13.11-7.F. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a building permit.

## SECTION 14 SPECIAL USES AND CONDITIONS

14.1.F. ~~Mobile~~ Manufactured home residences or trailers for security purposes on the site of an active construction site of major development projects but for not more than a total of 6 months in any 12 month period.

14.1.K. Temporary occupancy of a recreational vehicle or a travel trailer in the G, AR, RR, or MHP Zone for a period not to exceed 100 consecutive days per calendar year, provided that the lot or parcel is not already occupied by a dwelling or other residential structure.

14.1.L. Upon the issuance of a building permit, temporary occupancy of a recreational vehicle or a travel trailer in the G, AR, or RR Zone for a period not to exceed six months, provided that the lot or parcel is not already occupied by a dwelling or other residential structure. The temporary use permit may be renewed only if the building permit is issued for a dwelling, and if the building permit remains active.

14.1.~~K~~ M. Additional uses determined to be similar to the foregoing in the manner prescribed in Section 19-1 (Determination as to Uses Not Listed) may be granted permits by either the Director of Community Development or Planning and Zoning Commission.

## SECTION 19 ADMINISTRATION

19.4-11. Action by the Board of Supervisors

The Board of Supervisors shall hold at least one Public Hearing on an application or a proposal within 40 days after receipt of the Resolution or report of the Planning and Zoning Commission. The Hearing shall be set and notice given as prescribed in Section

19.5 (Public Hearing Time and Notice). Within 21 days following the closing of a Public Hearing, the Board shall make a ~~specific finding as to whether the change is consistent with the objectives of this Ordinance~~ decision based on the findings required by Section 19.4-9.

- A. If the Board finds that the change is consistent with the findings required by Section 19.4-9, it shall approve an ordinance amending the zoning map or zoning regulations, whichever is appropriate.
- B. The Board ~~shall not~~ may modify a decision of the Planning and Zoning Commission recommending the granting of an application or adoption of a proposal ~~until it has requested and considered a report of the Commission on the modification.~~ However, prior to making a final decision on the amendment or proposal, the Board may, but shall not be required to, submit any or all modifications to the Commission for reconsideration at a public meeting. The Commission may, but is not required to, provide supplemental comments on the modifications to the Board. The Board may consider any supplemental comments from the Commission before making the findings required by Section 19.4-9 and rendering a final decision. Failure of the Commission to report within 30 days after receipt of the Board request shall be deemed concurrency.
- C. If the Board finds that the change is not consistent with the findings required by Section 19.4-9, it shall deny the application or reject the proposal.

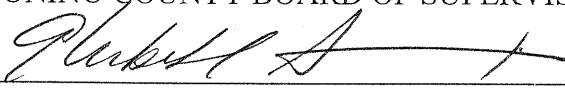
PASSED AND ADOPTED this 5<sup>th</sup> day of June 2000 by the following vote:

AYES: 4

NOES: 0

ABSTENTION: 1

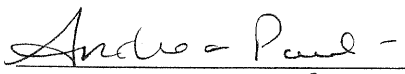
COCONINO COUNTY BOARD OF SUPERVISORS

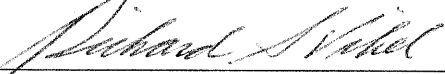
  
Elizabeth C. Archuleta, Chair

ATTEST:

APPROVED AS TO FORM

TERENCE C. HANCE, COUNTY ATTORNEY

  
Clerk of the Board Deputy

By:   
Deputy County Attorney